154.0	0001	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,700 /	799,700
					USE VALUE:	799,700 /	799,700
					ASSESSED:	799,700 /	799,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWEITZER ALAN L--ETAL	
Owner 2:	SANDREW CARYN	
Owner 3:		
Street 1:	4 GLENBURN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Vinyl Exterior and 1831 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4975.000	367,100		432,600	799,700
Total Card	0.114	367,100		432,600	799,700
Total Parcel	0.114	367,100		432,600	799,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.70 | /Parcel: 436.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102515
GIS Ref	
GIS Ref	
Insp Date	06/27/18

!12092!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,100	0	4,975.	432,600	799,700		Year end	12/23/2021
2021	101	FV	345,900	0	4,975.	432,600	778,500		Year End Roll	12/10/2020
2020	101	FV	345,900	0	4,975.	432,600	778,500	778,500	Year End Roll	12/18/2019
2019	101	FV	289,200	0	4,975.	405,600	694,800	694,800	Year End Roll	1/3/2019
2018	101	FV	287,500	0	4,975.	335,300	622,800	622,800	Year End Roll	12/20/2017
2017	101	FV	287,500	0	4,975.	308,200	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	287,500	0	4,975.	281,200	568,700	568,700	Year End	1/4/2016
2015	101	FV	256,100	0	4,975.	275,800	531,900	531,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:53:33

LAST REV

Date	Time
08/07/18	08:54:32
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13159-666		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	102515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	868	New Wind	13,475					
9/3/2010	1086	Redo Bat	28,644					GUT REHAB 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	HS	Hanne S
7/28/2014	External Ins	PC	PHIL C
4/12/2011	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	201	PATRIOT
4/25/2000	Inspected	264	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4975		Sq. Ft.	Site		0	80.	1.09	9			Med. Tr	-5					432,630						432,600	

Total AC/HA:	0.11421	Total SF/SM:	4975	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,630	Spl Credit		Total:	432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29985297
Const Adj.:	1.00289965
Adj $ / SQ:	175.989
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451030
Depreciation:	83892
Depreciated Total:	367139

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

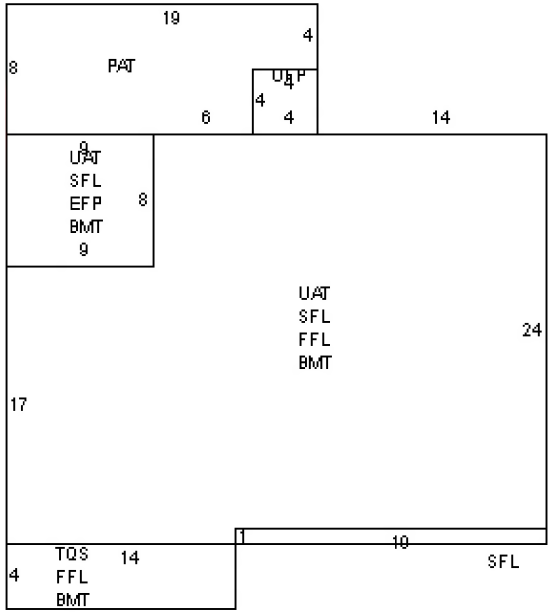
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	175.99
Special Features:	0	Val/Su Net:	126.46
Final Total:	367100	Val/Su SzAd	227.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	862	61.380	52,906
FFL	First Floor	790	175.990	139,031
SFL	Second Floor	784	175.990	137,931
UAT	Upper Attic	202	70.400	14,185
PAT	Patio	136	5.020	683
EFP	Enclos Porch	72	65.230	4,696
TQS	3/4 Story	42	175.990	7,392
OFP	Open Porch	16	44.130	706
	Net Sketched Area:	2,903	Total:	357,530
Size Ad	1615.7499	Gross Area	3563	FinArea 1831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	95				

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

154.0-0001-0004.A

IMAGE

AssessPro Patriot Properties, Inc